

Introduction

This part of the report deals with those representations, which raise issues previously considered by the Inspector at the Public Inquiry or the Council in earlier versions of the Plan. Because of the large number of standard representations made in many cases, individuals are not always identified, but the original objection forms are available for inspection by contacting the Local Plans office.

2.1 H1 DWELLING PROVISION and 2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE

102 objections received.

Summary of Objection

Object to site being taken out of the Green Belt. Not required for housing.

Council's Response and Reasoning

Papplewick Lane was shown as a housing allocation in the First Deposit Local Plan. The Proposed Modification is for safeguarded land, not housing. No new evidence other than the opinion expressed in the GAG5 legal representation has been submitted. The need to review the Green Belt and include safeguarded land is addressed in the response to the legal representation submitted on behalf of GAG 5, which is earlier on in this report.

Proposed Further Modification (Ref PFM 2.1 and 2.45)

No change

2.1 H1 DWELLING PROVISION and 2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE

125 objections received.

Summary of Objection

Gedling Borough Council has failed to provide 'exceptional circumstances' as required by Green Belt policies to justify the removal of these sites from the Green Belt for housing use.

Council's Response and Reasoning

This matter is addressed in the GAG5 legal representation response, which is set out earlier in this report. Papplewick Lane was shown as a housing allocation in the First Deposit Local Plan. No new evidence other than the opinion expressed in the GAG5 legal representation has been submitted. The Proposed Modification is for safeguarded land, not housing.

Proposed Further Modification (Ref PFM 2.1 and 2.45.i)

No change

**2.15 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
OBJECTION SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD.**

68 objections

Summary of Objection

Object to the housing site South of Regina Crescent being removed from the Green Belt, as Gedling has no housing requirements until 2021. Increased windfall more than equals amount of homes proposed on site. No appropriate exceptional circumstances as required by Green Belt policies to justify removal from Green Belt. Development will impact on services.

Council's Response and Reasoning

The issues of exceptional circumstances and housing requirements up to the year 2021 are addressed in the GAG5 legal representation response, which is set out earlier in this report. The site South of Regina Crescent Lane was shown as a housing allocation in the First Deposit Local Plan. The windfall developments in the village are monitored and are not as high as claimed but the key matter is the fact that completions are the only true measure of windfall sites and the balance between such sites and greenfield sites is assessed Borough-wide rather than on an individual settlement basis. The impact on services is addressed in section 2.40 of the Inspector's report, specifically at paragraphs 8 and 9.

Proposed Further Modification (Ref PFM 2.15)

No change.

**2.15 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
OBJECTION SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD**

Mrs S Scott.

Summary of Objection

No details provided.

Council's Response and Reasoning

Assume as no details the summaries and responses related to this site cover all issues raised.

Proposed Further Modification (Ref PFM 2.15.i)

No change.

**2.17 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT:
OBJECTION SITE: STOCKINGS FARM, ARNOLD**

2 Objections.

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Summary of Objection

Object to housing on grounds of traffic and loss of farmland.

Council's Response and Reasoning

These matters were extensively debated at the Public Inquiry and the Inspector's conclusions are given in section 2.17 of his report.

Proposed Further Modification (Ref PFM 2.17)

No change.

2.24 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT: OBJECTION SITE: TEAL CLOSE

Mrs. J O'Neill (Burton Joyce Residents Association)

Summary of Objection

Remove housing land, as Environment Agency letter not subject to proper scrutiny, and site was not in first draft of the plan. Commercial objectives of Severn Trent are not the function of the Plan.

Council's Response and Reasoning

The flooding issue was debated extensively at the Public Inquiry and the assurance from the Environment Agency is in keeping with Government advice on assessing flood risk. The commercial interests are not a planning consideration. The site was allocated as safeguarded land in the First Deposit Plan and shown as a major development area in the Consultative Draft Plan.

Proposed Further Modification (Ref PFM 2.24)

No change.

2.32 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: DARK LANE, CALVERTON

6 Objections.

Summary of Objection

These objections are assumed to relate to the above site but are non-specific and generally state no more housing in Calverton.

Council's Response and Reasoning

Because these objections are not specific and raise no new evidence, they cannot be considered any further. The specific objections to this site are dealt with earlier in this report.

Proposed Further Modification (Ref PFM 2.32)

No change.

**2.40 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT:
ADDITIONAL SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD.**

294 objections.

Summary of Objection

Object to the use of the Green Belt site South of Regina Crescent Ravenshead for housing. Gedling Borough Council has no additional housing requirements until 2021. Sloping site.

Council's Response and Reasoning

The issue of housing requirements up to the year 2021 is addressed in the GAG5 legal representation response, which is set out earlier in this report. As this site was allocated for housing in the First Deposit Plan this objection raises no new evidence other than that dealt with by the Council's response to the GAG5 legal representation earlier in the report. The sloping nature of the site is addressed in the Inspector's report at section 2.40, paragraph 16.

Proposed Further Modification (Ref PFM 2.40)

No change.

**2.40 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT:
ADDITIONAL SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD.**

324 Objections.

Summary of Objection

Housing not required South of Regina Crescent in Ravenshead, as escalating windfall development within Ravenshead village can now be expected to exceed the 140 dwellings proposed for this site by 2011.

Council's Response and Reasoning

The site South of Regina Crescent Lane was shown as a housing allocation in the First Deposit Local Plan. The windfall developments in the village are monitored and are not as high as claimed but the key matter is the fact that completions are the only true measure of windfall sites and the balance between such sites and greenfield sites is assessed Borough-wide rather than on an individual settlement basis.

Proposed Further Modification (Ref PFM 2.40.i)

No change.

**2.40 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT:
ADDITIONAL SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD.**

76 Objections.

Summary of Objection

Gedling Borough Council has failed to provide 'exceptional circumstances' as required by Green Belt policies to justify removal of the South of Regina Crescent site in Ravenshead from the

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Green Belt for housing use.

Council's Response and Reasoning

The issue of exceptional circumstances is addressed in the GAG5 legal representation response, which is set out earlier in this report. As this site was allocated for housing in the First Deposit Plan this objection raises no new evidence other than that dealt with by the Council's response to the GAG5 legal representation earlier in the report.

Proposed Further Modification (Ref PFM 2.40.ii)

No change.

2.40 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT: ADDITIONAL SITE: SOUTH OF REGINA CRESCENT, RAVENSHEAD.

68 representations in support.

Summary of representation

Help the Aged have offered to help raise £1.5 million for a day and community centre in the village. Ravenshead has an aging population (confirmed by Census 2001 figures). There is a need for sheltered or warden accommodation, retirement accommodation, residential and nursing homes. Local Plan policies C1 and H11 support the above. The Village Plan questionnaire should be taken into account. It asked 'Do you think there is a need for any of the following additional housing in Ravenshead'. The options for respondents were limited to 7 choices.

Council's Response and Reasoning

The issue raised in these representations relates to a site proposed in the First Deposit Plan and whilst the support for the allocation is welcomed the evidence for the particular type of need will be assessed at the time of a planning application in accordance with the affordable housing policy. The Housing services section of the Council will assist at that time, basing the recommendations made on clear evidence of housing need through the use of sub-regional studies, housing market assessments, independent research and other sources of information which are considered to be both reliable and pertinent to the proposed development.

Proposed Further Modification (Ref PFM 2.40.iii)

No change.

2.41 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD

8 Objections.

Summary of Objection

Object to housing proposed, no need and unacceptable impact on services.

Council's Response and Reasoning

The Proposed Modification is for safeguarded land, not housing and these representations repeat arguments considered by the Inspector and dealt with in section 2.41 of his report.

Proposed Further Modification (Ref PFM 2.41)

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No change.

2.41 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD

Papplewick Parish Council

Summary of Objection

Flooding in Linby several times in last 18 months. Building at Top Wighay will make it worse.

Council's Response and Reasoning

This objection is made to Proposed Modification 2.41, but appears to relate to Top Wighay. Nevertheless the issue of flooding at Top Wighay is addressed in the Inspector's report at section 4.8, paragraph 14.

Proposed Further Modification (Ref PFM 2.41.i)

No change.

2.41 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD

Mr. I Griffiths

Summary of Objection

A proper traffic study had not been undertaken in light of no extension of the NET, and the 'error' that Top Wighay is in the transport corridor.

Council's Response and Reasoning

The site is not allocated for development and an appropriate traffic assessment would be undertaken if the site were confirmed as an allocation in the Local Development Framework.

Proposed Further Modification (Ref PFM 2.41.ii)

No change.

2.41 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD

Mr. I Griffiths

Summary of Objection

Flooding in Linby several times in last 18 months. Building at Top Wighay will make it worse.

Council's Response and Reasoning

This objection is made to Proposed Modification 2.41, but appears to relate to Top Wighay. Nevertheless the issue of flooding at Top Wighay is addressed in the Inspector's report at section 4.8, paragraph 14.

Proposed Further Modification (Ref PFM 2.41.iii)

No change.

**2.41 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD**

Mr. I Griffiths

Summary of Objection

Schools are over subscribed.

Council's Response and Reasoning

The Proposed Modification is for safeguarded land, not housing and if the site is allocated in a future plan, the Educational needs will be assessed at that time

Proposed Further Modification (Ref PFM 2.41.iv)

No change.

**2.42 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD**

Mrs. M Gascoigne.

Summary of Objection

Object to site being taken out of the Green Belt, not required for housing.

Council's Response and Reasoning

This objection relates to a Modification which means the site will be retained as Green Belt, so this objection has been satisfied.

Proposed Further Modification (Ref PFM 2.42)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE**

Papplewick Parish Council

Summary of Objection

Moor Pond Wood Steering Group should be consulted on any development in this area.

Council's Response and Reasoning

The modification does not propose development and this objection is more to do with process rather than decision. It will be recorded here for future reference in the Local Development Framework Statement of Community Involvement.

Proposed Further Modification (Ref PFM 2.45)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE**

Mr. I Griffiths

Summary of Objection

There are 19 nationally scarce species in Moor Pond Wood area.

Council's Response and Reasoning

The Moor Pond Wood area is identified as a Site of Importance for Nature Conservation, and should any development proceed in the future, relevant consultations will be undertaken at that time.

Proposed Further Modification (Ref PFM 2.45.i)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE**

Mr. I Griffiths

Summary of Objection

A proper traffic study had not been undertaken in light of release of site in Ashfield area.

Council's Response and Reasoning

The site is not allocated for development and an appropriate traffic assessment would be undertaken if the site were confirmed as an allocation in the Local Development Framework.

Proposed Further Modification (Ref PFM 2.45.ii)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE**

Mr. I Griffiths

Summary of Objection

Part of the site is subject to flood risk.

Council's Response and Reasoning

The site is not allocated for development and the latest flood risk information will be taken into account should the site be allocated in a future plan.

Proposed Further Modification (Ref PFM 2.45.iii)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: LAND NORTH OF PAPPLEWICK LANE**

Mr. I Griffiths

Summary of Objection

Run off from development will pollute River Leen.

Council's Response and Reasoning

The area is not allocated for development and as with the issues of flood risk and nature conservation, appropriate consultations will be undertaken if the area is allocated in a future Plan.

Proposed Further Modification (Ref PFM 2.45.iv)

No change.

**2.45 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: SOUTH OF CORNWATER FIELDS, RAVENSHEAD**

Mr. I Griffiths

Summary of Objection

Schools are over subscribed.

Council's Response and Reasoning

The Proposed Modification is for safeguarded land, not housing and if the site is allocated in a future plan, the Educational needs will be assessed at that time

Proposed Further Modification (Ref PFM 2.45.v)

No change.

**2.52 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: TOP WIGHAY FARM**

180 Objections.

Summary of Objection

The development will result in the coalescence of Hucknall with Newstead / Linby.

Council's Response and Reasoning

This matter was addressed at the Public Inquiry and the Inspector's report explains his conclusions at paragraph 6 of section 2.52. No new evidence has been submitted to challenge this conclusion.

Proposed Further Modification (Ref PFM 2.52)

No change.

**2.52 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: TOP WIGHAY FARM**

136 Objections.

Summary of Objection

The proposed development will have a detrimental impact on the Linby /Newstead Local Nature Reserve.

Council's Response and Reasoning

The Inspector's report addresses this issue in paragraph 10. Furthermore the Notts Wildlife Trust raised the wildlife concerns and the Inspector addresses these in sections 2.72 and 4.8 of his report.

Proposed Further Modification (Ref PFM 2.52.i)

No change.

**2.52 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: TOP WIGHAY FARM**

190 Objections.

Summary of Objection

Gedling Borough Council has failed to provide 'exceptional circumstances' as required by Green Belt policies to justify the removal of this site from the Green Belt for housing use.

Council's Response and Reasoning

This matter is addressed in the GAG5 legal representation response, which is set out earlier in this report. Top Wighay was shown as an employment site and safeguarded land in the First Deposit Local Plan.

Proposed Further Modification (Ref PFM 2.52.ii)

No change.

**2.52 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT
ADDITIONAL SITE: TOP WIGHAY FARM**

Ashfield District Council.

Summary of Objection

Detailed debate on the NET extension, park and ride has not been permitted. Gedling Borough Council's modification proposes a development brief, which will mean inadequate consultation at the Modification stage. A fully detailed policy should be proposed and a new public inquiry be opened.

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Council's Response and Reasoning

The transport issues which included discussion and evidence on the need for the NET extension and the park and ride were fully discussed at the Public Inquiry and had Ashfield Council attended the Inquiry they would have heard the debate first hand. Notwithstanding their non-attendance documents exchanged in evidence are publicly available but no requests for copies of these documents has been made by the Council. On the question of a new public inquiry the above response explains this site has already been considered at a public inquiry and a further inquiry would result in significant delay as explained in the Council's Cabinet report agreed on 21st December 2004 and ratified by the Full Council on 12th January 2005.

Proposed Further Modification (Ref PFM 2.52.iii)

No change.

2.52 H2 DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ADDITIONAL SITE: TOP WIGHAY FARM

B Powell, non-standard letter.

Summary of objection

Impact on schools and other services in Hucknall, expensive housing area and remote from Gedling and Arnold. Need further attention to benefits for people in Inner City areas.

Council's Response and Reasoning

The Inspector's report deals with services in section 2.52 paragraph 26 of his report. The location of the site is dealt with at paragraph 7 of the same section. Affordable housing policy will apply on this site and the detail is explained in section 2.90 of the Inspector's report. On the issue of benefits to Inner City residents this can mean less intensification of the urban area that will be assisted by a balanced mix of housing sites including green field as well as previously developed land.

Proposed Further Modification (Ref PFM 2.52.iv)

No change.

2.63 H4 WHITE LAND – GENERAL

Ashfield District Council.

Summary of Objection

No clear guidance how the Council will determine at what point additional housing is required on safeguarded land at Top Wighay Farm. Further policy guidance is required.

Council's Response and Reasoning

This matter is clearly explained in the Proposed Modification 2.1 (10), and therefore another Proposed Modification addresses this objection. As the objector has not opposed that modification there is nothing further to be added.

Proposed Further Modification (Ref PFM 2.63)

No change.

2.71 H4 WHITE LAND (IN THE FIRST DEPOSIT) THE SPINNEY BESTWOOD

93 Objections.

Summary of Objection

Object to the site at The Spinney Bestwood being removed from the Green Belt, as Gedling has no housing requirements until 2021. No appropriate exceptional circumstances as required by Green Belt policies to justify removal from Green Belt. Development will impact on services.

Council's Response and Reasoning

The first two issues raised here are addressed in the Council's response to the Legal representation form GAG 5 earlier in the report. With regard to the concern over the impact on services this will be addressed if development is proposed in the Local Development Framework.

Proposed Further Modification (Ref PFM 2.71)

No change.

2.72 H4 WHITE LAND (IN THE FIRST DEPOSIT) TOP WIGHAY FARM

130 Objections.

Summary of Objection

Object to the remainder of the site at Top Wighay being earmarked as White or Safeguarded land for reasons given previously

Council's Response and Reasoning

As the objection itself states, the reasons are as 'given previously' and therefore this is merely a repeat of a previous objection made at a previous stage. Section 2.52 of the Inspector's report deals with this specific site and no new evidence is provided to counter this recommendation made by the Inspector.

Proposed Further Modification (Ref PFM 2.72)

No change.

2.73 H4 MANAGED RELEASE OF HOUSING SITES (IN THE SECOND DEPOSIT) GENERAL OBJECTIONS

186 Objections.

Summary of Objection

There are no phasing policies within the plan to ensure that brownfield sites are developed ahead of Greenfield sites.

Council's Response and Reasoning

The Inspector is very clear in his report and recommendation and this objection does not introduce any new argument to that considered previously. Section 2.73 of the Inspector's report

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covers the issues and the Council's response to the legal representation from GAG 5 adds further evidence to explain why the phasing is unnecessary.

Proposed Further Modification (Ref PFM 2.73)

No change.